



Radcliffe & Rust
Residential sales & lettings

308 Clara Rackham Street, Cambridge CB1 3FN
£2,150 PCM

Radcliffe & Rust Estate Agents are delighted to offer for sale, this attractive two bedroom apartment in Clara Rackham Street, Cambridge, CB1. Located just off Cromwell Road, the property enjoys a fantastic location close to amenities including the large Sainsbury's store on Coldhams Lane, the Beehive Centre and Newmarket Road retail park which offer great retail outlets and eateries as well as a doctors surgery and pharmacy on Mill Road to name but a few. There is also the added benefit of the highly regarded 'N Family Club' nursery, which is now offering a convenient childcare option within the development. The property is also fantastically placed to access Addenbrookes Hospital (which is 2.2 miles by cycle, around 14 minutes), Cambridge train station (which is less than one mile by cycle, around 5 minutes) and ARM Ltd (which is 2.5 miles by cycle, around 14 minutes).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this bright and spacious apartment in Clara Rackham Street, CB1. Offering two double bedrooms and a large private outdoor terrace, the property enjoys a fantastic location within walking distance of Cambridge city centre and Cambridge train station which offers services into London Kings Cross, London Liverpool Street and beyond.

The property has a high focus on security including a video intercom system and secure underground bike storage and carpark, of which the apartment has one allocated parking space. Only two years old, once inside the property you are welcomed into an L shaped hallway with crisp white walls and wood coloured flooring. Within the hallway there are two large storage cupboards, one of which has been cleverly utilised by the current occupiers to include freestanding shoe storage and a freestanding wardrobe.

The first room you come to on the right hand side of the hallway, is bedroom one. This vast double has a built-in wardrobe with double glass sliding doors and could comfortably fit a king sized bed and additional furniture as required. The master bedroom has the added bonus of an ensuite which has a walk-in shower with glass doors, W.C., hand basin, heated towel rail and large mirror. Next to bedroom one is bedroom two. Another good sized double, bedroom two has a large full length window which overlooks the apartment's private balcony.

Opposite bedroom two is the main bathroom which has a

bath with overhead shower and glass screen, W.C., countertop hand basin and heated towel rail.

At the end of the hallway is the open plan kitchen, dining and living space. The kitchen cabinets are set in an L shape and consist of light grey gloss wall and base units with a white worktop and within the kitchen there is an electric oven, induction hob, built-in microwave, stainless steel one and a half sinks and an integrated dishwasher and full height fridge freezer. The living and dining end of the room could comfortably fit a table for four people, a good sized sofa and further seating and/or furniture as required. The living and dining end of the room has a glazed door and full length window leading to the apartment's private balcony. The balcony is a great size and offers the perfect place to relax and entertain.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Available on a furnished/unfurnished basis.

Council tax band: C - approximately £2,094.00 per annum

There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

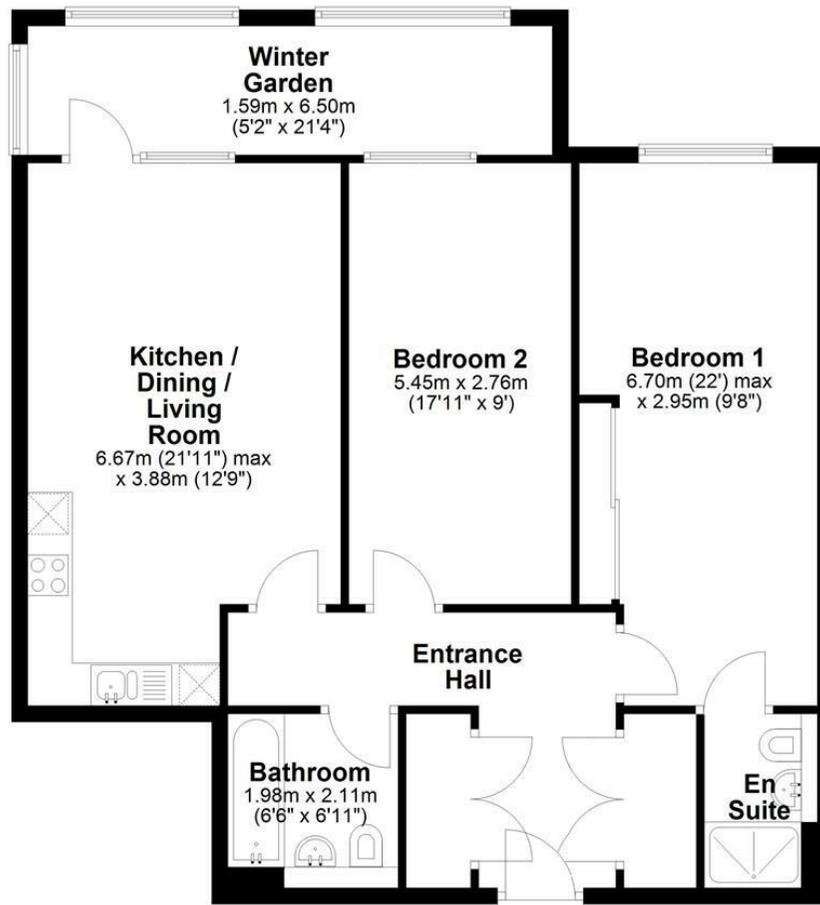
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.





Floor Plan
Approx. 92.3 sq. metres (993.6 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

